



## 16.4%

Q2 Vacancy  
Q1 2022: 17.5%



## 229,159 SF

Q2 Net Absorption  
Q1 2022: (244,743) SF



## 103,367 SF

Q2 Under Construction  
Q1 2022: 103,367 SF



## \$26.67 PSF

Q2 Avg. Asking Rent / Yr.  
Q1 2022: \$26.62 PSF

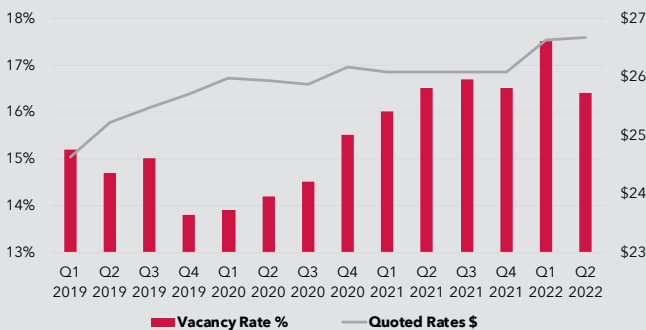
## SUBMARKET SUMMARY

Move-in activity in the Northwest Office submarket increased substantially in Q2, reaching more than 229,000 SF and negating occupancy losses incurred during Q1. Consequently, vacancy has decreased by more than one full percentage point and stands at 16.4%, well below the Atlanta average of 18.4%.

Despite the gains in occupancy landlords have not been able to increase asking rents, which remained relatively unchanged at \$26.67 PSF. New construction levels remained unchanged in Q2, and consists of two buildings totaling approximately 104 KSF. Northwest market fundamentals are gaining ground as of mid-year. A lack of new construction activity may provide the area time to backfill vacancies, particularly as occupier return-to-work strategies become solidified.

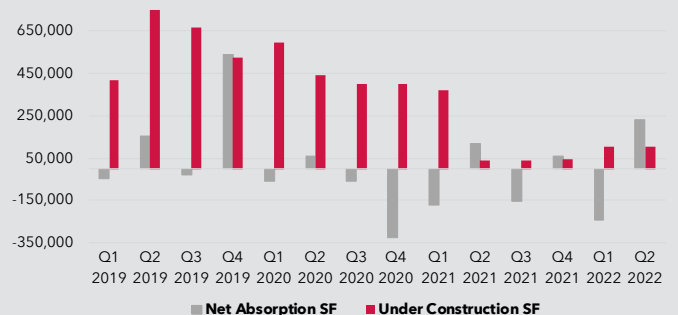
### VACANCY & RENTAL RATE

Q1 2019 - Q2 2022



### ABSORPTION & U.C.

Q1 2019 - Q2 2022





## NOTABLE SALES



**300 CHASTAIN CENTER BOULEVARD**  
*Kennesaw, GA 30144*

**Size:** 39,588 SF  
**Pricing:** \$7,250,000 | \$184.14 PSF  
**Buyer:** Scott Hamrick  
**Seller:** Glenfield Capital



**325 S FAIRGROUND STREET SE**  
*Marietta, GA 30060*

**Size:** 49,000 SF  
**Pricing:** \$6,090,000 | \$124.29 PSF  
**Buyer:** Borrow Property Group  
**Seller:** Ctr. for Children & Young Adults



**3330 CHASTAIN MEADOWS PKWY.**  
*Kennesaw, GA 30144*

**Size:** 43,831 SF  
**Pricing:** \$5,354,577 | \$122.16 PSF  
**Buyer:** Atlantic Companies  
**Seller:** Hayden Properties

## NOTABLE LEASES



**900 BATTERY AVENUE SE**  
*Atlanta, GA 30339*

**Size:** 250,000 SF  
**Tenant:** Truist  
**Landlord:** Braves Development Co.



**600 GALLERIA PARKWAY**  
*Atlanta, GA 30339*

**Size:** 53,080 SF  
**Tenant:** Brand Industrial Services  
**Landlord:** Piedmont Office Realty Trust



**1090 NORTHCHASE PARKWAY SE**  
*Marietta, GA 30067*

**Size:** 48,000 SF  
**Tenant:** Georgia Division of Family and Children Services  
**Landlord:** James Rafton

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